

SALLY SWANSON ARCHITECTS, INC.

Architecture • Planning • Accessible Design

490 Post Street, Suite 830
San Francisco, CA 94102
Phone: 415-445-3045
Fax: 415-445-3055
ssa@swanarch.com

Access Compliance Survey Report

West End Library
788 Santa Clara Avenue
City of Alameda, CA

27003 – 0056

April 4, 2008

Description of Barrier Removal Data Format for Buildings and Site Work

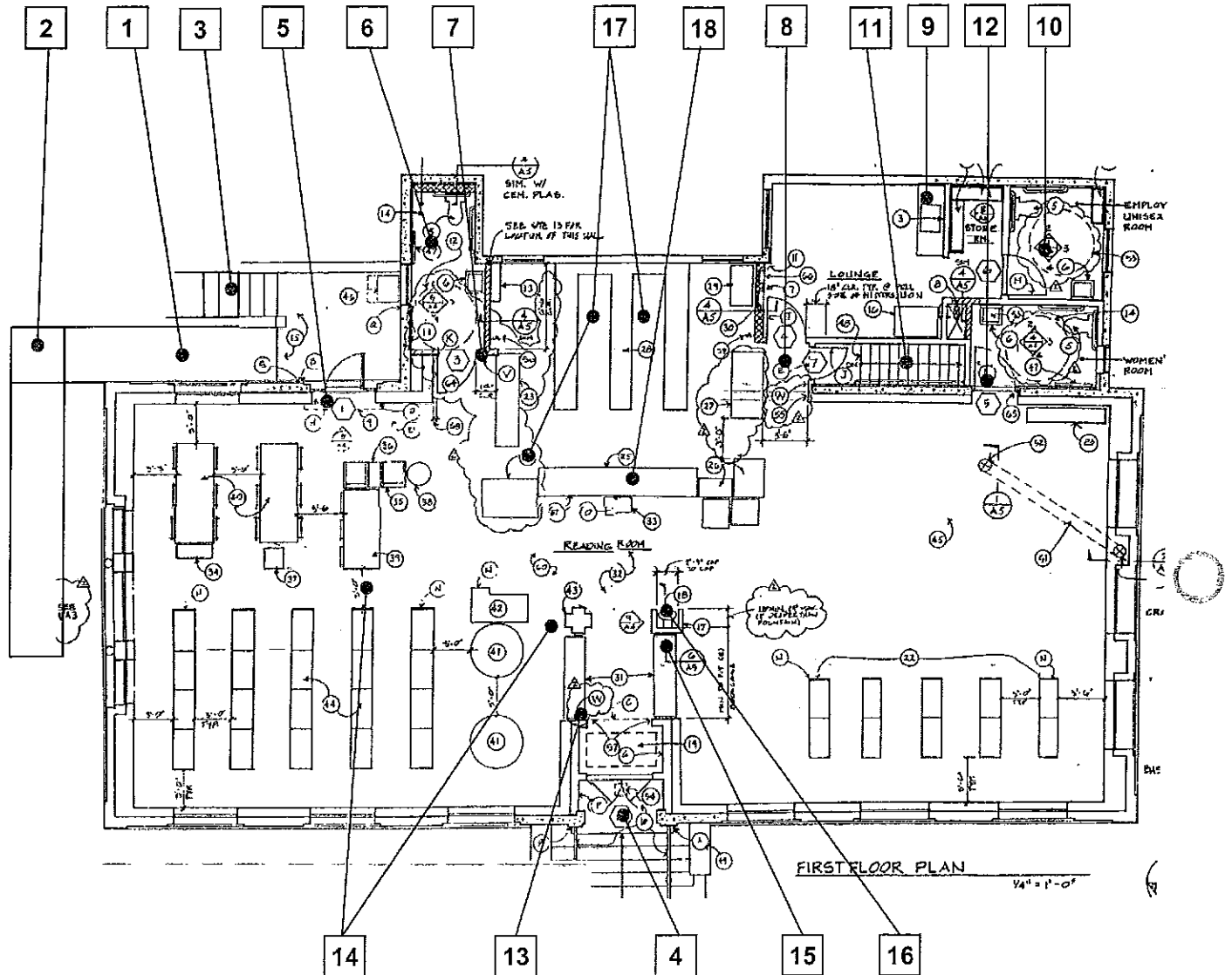
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CITY OF ALAMEDA										
Access Compliance Survey Report (DRAFT)										
Facility: Bay Fairview Hall			Part: Interior			Floor: On-Site				
Item	Existing Architectural Barrier and Proposed Solution				Codes / Mitigation Info		Qty	Unit	Cost	Total
1	Entrance Door									
	<u>Operating Hardware</u>									
11585	• As-Built Description: Fire extinguisher cabinet does not have accessible hardware.				CODE ID07ANT ADAAG 4.25.4 CSAS 1125B.4		1	JOB	\$50	\$50
	• As-Built: 1"									
	• Proposed Solution: Provide accessible pull / latch (touch latches or U-pulls).									

1. **Item Number:** Unique for each part/building in SSA Database.
2. **Area / Location:** Describes the building location / item title (e.g.: parking lot, room name).
3. **As-Built:** Description of as-is barrier based on applicable accessibility codes.
4. **As-is Measurement:** Existing conditions/dimensions.
5. **Proposed Solution:** Description of steps necessary to remove barrier and, if applicable, an interim solution or notes.
6. **Codes / Info:**
 - *PCODE*: specifies the relevant SSA database code. Database code plus suffix:
 - REF: data shown for reference only [scope of work related to or covered by other item];
 - NT: non-typical problem or solution.
 - *ADAAG* and *CSAS*: specifies applicable sections of Federal and State accessibility codes.
7. **Qty:** Number of solutions required.
8. **Unit:** Unit of measurement used to compute cost estimate. LF=linear feet; SF=square feet; JOB=lump sum.
9. **Cost:** Estimated cost of specific solution per one unit.
(The final cost of the barrier-removal projects may exceed this estimate based on year of mitigation and design approach.)
10. **Total:** Total estimated cost for removing identified barrier (multiplied Qty by Cost).

ABBREVIATIONS

ADA	Americans with Disabilities Act
ADAAG	ADA Accessibility Guidelines
ADACO	ADA-Coordinator
AFF	Above finished floor
C.T.P.	Contact third party
CA	State of California
cl	Center line
CSAS	CA State Accessibility Standards
D.A.	Designated accessible
DF	Drinking fountain
Dir.	Director
E.F.	Equivalent facilitation
Fig.	Figure
FM&O	Facilities, Maintenance & Operations
FND	Feminine napkin disposal
FTD	Feminine tissue dispenser
ISA	International Symbol of Accessibility
JOB	per one job (lump sum)
Lav	Lavatory
lbs	Pounds
LF	Linear foot
Lib	Library
MOD	Modernization project
MoM	Method of mitigation

MP	Master priority
MRR	Men's restroom
N.A.R.	No action required
NT	Non-typical
o.c.	On center
O/R	Official responsible
P.A.	Physical alteration
P.M.	Program modification
POT	Path of travel
PROW	Public Right-of-Way
PTD	Paper towel dispenser
PW	Public Works
Qty	Quantity
REF	Reference
SCD	Seat cover dispenser
SD	Soap dispenser
sec.	Second
SF	Square foot
tbd	To be determined
up	Ramp or stair direction up
WC	Water closet
WRR	Women's restroom



Reference North
(Not to Scale)

City of Alameda
West End Library
Site 56 - 0 - 1
Interior 56 - 1 - 1

[illegible]

Facility: **West End Library**Part: **Exterior** Floor: **On-Site**

Item	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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1 Ramp to Accessible Entrance

Handrail

8887	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Handrail: Clearance to wall is not 1-1/2". • <i>As-Built:</i> 3.5" • <i>Proposed Solution:</i> Remount existing handrail. 	PCODE ED04 ADAAG 4.9.4(3) CSAS 1133B4.2.5	35	LF	\$37	\$1,295
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8885	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Ramp handrail does not extend horizontally 12" past top and / or bottom of ramp. • <i>Proposed Solution:</i> Provide ramp handrail extension (cost for each extension piece). 	PCODE ED05REF ADAAG 4.8.5(2) CSAS 1133B.5.5.1		REF		
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2 Ramp to Accessible Entrance

Ramp

8886	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Landing at change of direction not at least 60" x 60" (CA only: 72" x width of ramp runs). • <i>As-Built:</i> 53" • <i>Proposed Solution:</i> Modify ramp landing to 72" length at bottom of upper ramp. 	PCODE EB08 ADAAG 4.8.4(3) CSAS 1133B.5.4	120	SF	\$45	\$5,400
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3 Back Stairs to Accessible Entrance

Handrail

9284	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Handrail: Clearance to wall is not 1-1/2". • <i>As-Built:</i> 3.5" to 5.5" • <i>Proposed Solution:</i> Remount existing handrail. 	PCODE ED04 CSAS 4.9.4(3) 1133B4.2.5	16	LF	\$37	\$592
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Facility: **West End Library**Part: **Exterior** Floor: **On-Site**

Item	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
<u>Stairs</u>						
9285	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Tread nose strips have lost their contrast to trends. • <i>Proposed Solution:</i> Clean and bleach/stain the materials to provide dark on light contrast. 	PCODE EC02NT CSAS 1133B.4.4	1	JOB	\$240	\$240

4 Main Entry Stairs

Handrail

8913	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Stair handrail does not extend horizontally 12" min. beyond top of stair. • <i>As-Built:</i> 9" top extension • <i>Proposed Solution:</i> Extend stair handrail at top (cost for each extension piece). 	PCODE ED06 ADAAG 4.9.4(2) CSAS 1133B.4.2.2	2	JOB	\$170	\$340
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Stairs

9286	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Tread nose strips have lost their contrast to trends. • <i>Proposed Solution:</i> Clean and bleach/stain the materials to provide dark on light contrast. 	PCODE EC02NT CSAS 1133B.4.4	1	JOB	\$420	\$420
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Stairway

8912	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Stairs: There is no 2" wide contrasting color strip 1" from nosing on top & bottom treads (required in CA only). • <i>Proposed Solution:</i> Provide 2" wide contrasting color strip 1" from nosing on top & bottom treads when altering area. 	PCODE II02B CSAS 1133B.4.4	36	LF	\$14	\$504
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Total Costs for**Level: On-Site****\$8,791.00**

Facility: **West End Library**Part: **Interior** Floor: **1st Floor**

Item	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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1 Accessible Entrance

Signage

8888	<ul style="list-style-type: none"> • <i>As-Built Description:</i> At final exit door to exterior: Where required exit signs are installed, signs to provide exiting information for people with vision impairment are not provided. • <i>Proposed Solution:</i> Provide raised letter/Braille "EXIT" sign at door. 	PCODE SA10A ADAAG 4.1.3 (16) CSAS 1117B.5	1	JOB	\$90	\$90
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5 Accessible Entrance

Reach Range

8890	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Interior automatic door push button is obstructed by security sensors. • <i>Proposed Solution:</i> Modify equipment or mounting to afford reach from a wheelchair normal travel path. 	PCODE IE02ANT ADAAG Fig. 6(c) CSAS Tbl. 11B-5D(c)	1	JOB	\$750	\$750
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6 Men's Restroom

Accessible Route

8895	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor. • <i>As-Built:</i> Changing Station: 5" - 13" at 38" AFF • <i>Proposed Solution:</i> Remove/relocate protruding object. Patch existing surface. 	PCODE EG04REF ADAAG 4.4.1 CSAS 1121B.1	REF			
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Facility: **West End Library**Part: **Interior** Floor: **1st Floor**

Item	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
<u>Accessories</u>						
8892	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Dispensers in sanitary facilities, such as for towels, soap, sanitary napkins, seat covers, etc., and waste receptacles more than 40" from floor to highest operating slot or control. • <i>As-Built:</i> PTD: 41" SD: 41" SCD: 50" • <i>Proposed Solution:</i> Relocate existing restroom accessories. 	PCODE WG01AR CSAS 1115B.9.2		REF		
<u>Grab Bars</u>						
8896	<ul style="list-style-type: none"> • <i>As-Built Description:</i> 36" long rear grab bar extends less than 42" from side wall (Best practice: new ADA-ABA guidelines). • <i>As-Built:</i> 40.5" from side wall • <i>Proposed Solution:</i> Recommended: Relocate existing accessible 36" long rear grab bar to start at 6" from side wall/partition and extend 24" beyond the center of the water closet toward the transer side of the stall. 	PCODE WB07BRE ADAAG 4.17.6 CSAS 1115B.8.1		REF		
<u>Lavatory</u>						
8893	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Hot or sharp-surfaced water/drain pipe not insulated or covered. • <i>Proposed Solution:</i> Insulate or cover hot water pipe. 	PCODE WD05REF ADAAG 4.19.4 CSAS 1115B.2.1.2.2		REF		

Facility: **West End Library**Part: **Interior** Floor: **1st Floor**

Item	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
<u>Restroom</u>						
9287	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Single accommodation restroom not accessible; multiple compliance violations. • <i>Proposed Solution:</i> Remodel area to provide single-occupant accessible restroom as required for alterations. Verify with the Building Official for any previous equivalency determinations or exceptions that may impact this work scope. 	PCODE WA01NT ADAAG 4.22 CSAS 1115B.7.2	1	JOB	\$30,000	\$30,000

<u>Toilet Stall</u>						
8894	<ul style="list-style-type: none"> • <i>As-Built Description:</i> CA only: Less than 32" from side of water closet to far side of stall wall or 28" to adjacent fixture. • <i>As-Built:</i> 30.5" to far side wall and room width less than 60" • <i>Proposed Solution:</i> Relocate water closet. Remodel restroom as needed. 	PCODE WB01REF CSAS 1115B.7.3		REF		

7 Men's Restroom

Door Swing

8891	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Front approach: At pull side, door does not have clear and level maneuvering space measuring door width plus 18" x 60" (CA only: exterior door width plus 24"). • <i>As-Built:</i> 4" • <i>Proposed Solution:</i> Change door swing. 	PCODE ID23 ADAAG Fig. 25(a) CSAS Fig. 11B-26A(a)	1	JOB	\$500	\$500
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8 Employee only Work Area

Facility: **West End Library**Part: **Interior** Floor: **1st Floor**

Item	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
<u>Corridor</u>						
8897	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Corridor, for occupant load less than 10, less than 36" wide. • <i>As-Built:</i> 32" wide • <i>Proposed Solution:</i> Enlarge corridor to 36" wide; relocate furniture. 	PCODE IH03NT ADAAG 4.3.3 CSAS 1133B.3.1	1	JOB	\$140	\$140

9 Employee only Work Area

Reach Range

8899	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Reach height for front approach to control or access point over an obstruction with 29" min. knee clearance and 25" max. deep exceeds 44". • <i>As-Built:</i> Faucet: 45.5" PTD: 56" SD: 50" • <i>Proposed Solution:</i> Modify equipment or mounting. 	PCODE IE01A ADAAG Fig. 5(b) CSAS Tbl. 11B-5C(b)	3	JOB	\$150	\$450
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Sink

8898	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Sink does not have knee space min 27" high x 19" deep x 30" wide. • <i>Proposed Solution:</i> Remodel sink cabinet. 	PCODE IN06A ADAAG 4.24.3 CSAS 1117B.3	1	JOB	\$1,850	\$1,850
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10 Unisex Employee Restroom

Facility: **West End Library**Part: **Interior** Floor: **1st Floor**

Item	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
<u>Accessories</u>						
8901	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Dispensers in sanitary facilities, such as for towels, soap, sanitary napkins, seat covers, etc., and waste receptacles more than 40" from floor to highest operating slot or control. • <i>As-Built:</i> PTD: 41" • <i>Proposed Solution:</i> Relocate existing restroom accessories. 	PCODE WG01A CSAS 1115B.9.2	1	JOB	\$100	\$100
<u>Lavatory</u>						
8900	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Hot or sharp-surfaced water pipe not insulated or covered. • <i>Proposed Solution:</i> Insulate or cover water pipe. 	PCODE WD05 ADAAG 4.19.4 CSAS 1115B.2.1.2.2	1	JOB	\$120	\$120
11 Stairs to Basement						
<u>Handrail</u>						
8905	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Handrail not provided at stairs, required on both sides. • <i>Proposed Solution:</i> Provide new handrail for each side including extensions. 	PCODE ED01 ADAAG 4.8.5 & 4.9.4 CSAS 1133B.4.1 & 1133B.5.5.1	14	LF	\$95	\$1,330
<u>Stairway</u>						
8903	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Stair tread width less than 11", measured horizontally from nosing to nosing. • <i>As-Built:</i> 9" • <i>Proposed Solution:</i> Rebuild stairs as needed. 	PCODE II02E ADAAG 4.9.2 CSAS 1133B.4.5.3	1	JOB	\$5,000	\$5,000

Facility: **West End Library**Part: **Interior** Floor: **1st Floor**

Item	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
8904	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Stair riser height more than 7". • <i>As-Built:</i> 8.5" • <i>Proposed Solution:</i> Rebuild stair as needed. 	PCODE II02FREF ADAAG 4.9.2 CSAS 1133B.4.5.3		REF		

12 Women's Restroom

Accessible Route

8906	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor. • <i>As-Built:</i> Changing Station: 7" at 38" AFF • <i>Proposed Solution:</i> Remove/relocate protruding object. Patch existing surface. 	PCODE EG04 ADAAG 4.4.1 CSAS 1121B.1	1	JOB	\$100	\$100
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Accessories

8910	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Dispensers in sanitary facilities, such as for towels, soap, sanitary napkins, seat covers, etc., and waste receptacles more than 40" from floor to highest operating slot or control. • <i>As-Built:</i> PTD: 42" • <i>Proposed Solution:</i> Relocate existing restroom accessories. 	PCODE WG01A CSAS 1115B.9.2	1	JOB	\$100	\$100
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Entry Door

9288	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Door swings into the 30" x 48" clear floor space required for any fixture. • <i>Proposed Solution:</i> Swing door out of room and provide 18" strike edge clearance. 	PCODE WC04 ADAAG 4.22.2 CSAS 1115B.7.1.2	1	JOB	\$1,400	\$1,400
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Facility: **West End Library**Part: **Interior** Floor: **1st Floor**

Item	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
<u>Grab Bars</u>						
8909	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Rear grab bar less than 36" long or starting less than 42" from side wall. (CA only: less than 24" o.c. from water closet). • <i>As-Built:</i> 41" from side wall • <i>Proposed Solution:</i> Relocate existing accessible 36" long rear grab bar to start at 6" from side wall/partition and extend 24" beyond the center of the water closet toward the transfer side of the stall. 	PCODE WB07B ADAAG 4.17.6 CSAS 1115B.8.1	1	JOB	\$300	\$300



<u>Lavatory</u>						
8907	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Hot or sharp-surfaced water pipe not insulated or covered. • <i>Proposed Solution:</i> Insulate or cover water pipe. 	PCODE WD05 ADAAG 4.19.4 CSAS 1115B.2.1.2.2	1	JOB	\$120	\$120



<u>Water Closet</u>						
8908	<ul style="list-style-type: none"> • <i>As-Built Description:</i> More than 18" from near side wall to center line of water closet and more than 5lbs to operate flush bottom. • <i>As-Built:</i> 19" o.c.; 8 lbs • <i>Proposed Solution:</i> Provide new accessible water closet and relocate water closet using offset closet flange base. 	PCODE WB02ANT ADAAG 4.17.3 CSAS 1115B.7.1.3	1	JOB	\$1,700	\$1,700



13 Main Entrance

Facility: **West End Library**Part: **Interior** Floor: **1st Floor**

Item	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
<u>Signage</u>						
8911	<ul style="list-style-type: none"> • <i>As-Built Description:</i> At final exit door to exterior: Where required exit signs are installed, signs to provide exiting information for people with vision impairment are not provided. • <i>Proposed Solution:</i> Provide raised letter/Braille "EXIT" sign at door. 	PCODE SA10A ADAAG 4.1.3 (16) CSAS 1117B.5	1	JOB	\$90	\$90

14 Library

Open Stack

8915	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Open stacks (i.e. public use) do not have min 36" (44" preferred) wide aisles (CA only: 44" min. width at main aisles and 36" min. at end aisles). • <i>As-Built:</i> 30.5" - 35" • <i>Proposed Solution:</i> Enlarge open stack aisles to 44" wide and/or end of aisles to 36". 	PCODE BB01 ADAAG 8.5 CSAS 1106B.4.2	4	LF	\$60	\$240
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15 Library

Reach Range

8914	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Reach height for side approach to control or access point over an obstruction that is 34" max. high and 24" max. deep exceeds 46". • <i>As-Built:</i> Comment Box: 48" AFF • <i>Proposed Solution:</i> Modify equipment or mounting. 	PCODE IE02A ADAAG Fig. 6(c) CSAS Tbl 11B-5D(e)	1	JOB	\$100	\$100
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16 Library

Facility: **West End Library**Part: **Interior** Floor: **1st Floor**

Item	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Drinking Fountain

9289	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Where only one drinking fountain is provided per floor, fountain is not accessible to individuals who use wheelchairs, or to those who have difficulty bending or stooping. • <i>Proposed Solution:</i> Provide additional fountain or hi-lo combination fountain. 	PCODE IA01A ADAAG 4.1.3.(10)(a) CSAS 1117B.1.1	1	JOB	\$2,000	\$2,000
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9290	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Wall- and post-mounted cantilevered units: Knee space not provided at drinking fountain (27" high, 8" deep, 30" wide from front of drinking fountain). Unit in good condition. • <i>Proposed Solution:</i> Remount fountain at accessible height. 	PCODE IA02AREF ADAAG 4.15.5(1) CSAS 1115B.2.1.5.1		REF		
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17 Employee Aisles**Open Stack**

9291	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Stacks in employee area do not have min. 36" aisles nor sufficient space for wheelchair turnaround at dead ends. • <i>Proposed Solution:</i> Reconfigure layout for accessible aisle widths and maneuvering space. 	PCODE BB01ANT ADAAG 8.5 CSAS 1106B.4.2	1	JOB	\$1,300	\$1,300
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18 Checkout Counter

Facility: **West End Library**Part: **Interior** Floor: **1st Floor**

Item	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
<u>Desk/Counter</u>						
9292	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Information desk or circulation counter or section not 36" max high and min 36" wide (CA only: top 28" to 34" high, min 36" counter length). • <i>Proposed Solution:</i> Provide new accessible desk/counter section when remodeling area. Relocate or modify electrical outlets and equipment as needed. Interim: provide equivalent facilitation. 	PCODE BE02 ADAAG 8.3 CSAS 1122B.4	1	JOB	\$4,000	\$4,000
Total Costs for						\$51,780.00
Level: 1st Floor						

Facility: **West End Library**Part: **Interior** Floor: **1st Floor**

Item	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Total Costs for Facility: West End Library						\$60,571.00